

**WELCOME
TO
WORONZOF CONDOMINIUMS**



1113 West Fireweed Lane

We are proud of this community and hope you will enjoy life here at **Woronzof**. It is our expectation that you will take as much pride and care here as we do. Below is a list of the House Rules. Please read them, as well as the Declarations and Bylaws, over carefully. We will be glad to answer any questions you may have.

Thank You,

The 2010 Board of Directors

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WORONZOF HOUSE RULES

Updated and adopted February 24, 2010

In addition to these House Rules please read the Bylaws and Declarations supplied to each owner. They are available at www.woronzof.com. It is in your best interest to read and understand the rules.

Community Conduct

1. All of the common areas in Woronzof are smoke-free. This includes hallways, stairwells, elevator, storage areas, the lobby and within 20 feet of any exterior entrance door. Any unit owner who smokes and/or allows smoking within their unit must ensure that the smoke is contained solely within that unit and does not enter any other unit or common area through entrances, windows, ventilation system or any other means.
2. No Loud Noises! Quiet hours are 10:00 p.m. to 7:00 a.m. Be sure TVs, stereos and radios, etc. are not loud enough to disturb your neighbors at any time.
3. Nothing may be left unattended in the common areas. This includes all personal property such as bicycles and scooters.
4. Owners/Tenants may have temporary appropriate holiday decorations on the external door of their unit. The Woronzof design committee must approve any other temporary, semi permanent, or permanent, decorations, fixtures or accessories in the hallway or on the outside surface of the unit door.
5. No major automotive repairs shall be permitted on Woronzof property.
6. Owners are responsible for any damage caused by their guests, tenants or tenant's guests.
7. If you or your pet(s) make a mess, clean it up! If you drop something on the ground pick it up! Cigarette butts are litter too!

Front Door Camera

The front door may be viewed only on the Woronzof cable service by selecting channel 9. This is different from the GCI cable service. There are generally two cable outlets in each unit. One is the Woronzof cable system that receives signals from the antenna on the roof and the front door camera while the other is the GCI cablevision system. The front door can be viewed only by connecting to the building cable system, not the GCI cablevision one.

Garbage Disposal

1. All boxes must be broken down. All trash is to be enclosed in a **tied** , plastic garbage sack and placed either in the dumpster located on the East side of the parking lot or down the garbage chute. **No loose trash, large items, construction materials, or appliances are to be placed in the dumpster or chute – Take them to the dump!**
2. All trash placed in the garbage chute above the 4th floor must be in 1.4 mil, 2ply plastic bags. All empty boxes are to be broken down and placed in the outside dumpster.

Housekeeping/Maintenance

1. All draperies, which are visible from outside the building, must be of a neutral color, and no tinfoil, blankets, paper, etc. will be permitted.
2. No sign, picture, advertisement, name or notice shall be inscribed, displayed, printed or affixed on or to any part of the outside or inside of the building unless approved by the Association. Nothing shall be placed near the glass of any window, door, partition or wall, which may appear unsightly from outside of the building.

Parking - NO PARKING areas mean just that! Failure to comply with these rules may result in vehicles being towed without warning at owner expense.

1. Residents: Each unit has **only one** designated parking space. Residents must park their primary vehicle in their unit's assigned parking spot. At no time may residents park in a designated visitor spot. Designated visitor spots are for temporary, short term use by guests only.
2. Guest/Visitor Parking: Designated Visitor parking spaces are intended for short-term parking by guests visiting residents of the Woronzof Building. Overnight parking by guests in these spaces is permitted so long as the anticipated length of the visit does not exceed three nights. Parking for three nights then moving to the street for one night and then back into a designated visitor spot for another three nights is not acceptable.
3. Extra Vehicles: Vehicles may not be stored in other than the unit's designated parking spot. No overnight parking is permitted at the west end of the building when snow removal is anticipated. **Visitor parking spaces must not be used for extra vehicles.**
4. Other Parking: The parking area in front (south side) of the building is designated parking for businesses on the main floor from 8:00 am to 6:00 pm. After 6:00 pm this area may be used as additional Guest/Visitor parking provided they are removed by 8:00 am. Any vehicle left beyond 8:00 am will be subject to being towed without notice.

5. All vehicles must be capable of being repositioned. This is needed to facilitate snow removal or the cleaning of the parking area and for general aesthetics.

Major repairs of vehicles may not be performed on the premises, even if done in the unit's reserved parking spot. Battery replacement, tire and wheel changing and minor routine maintenance are not considered major repairs. Replacement of parts such as water pumps, transmissions, etc. are major repairs and are not allowed. An oil change is not allowed because of the potential of oil spills and the problem of disposing of the oil. A vehicle is not allowed to be put up on blocks or on jacks at any time, even if it is in the unit's assigned parking space.

Cars leaking oil or other fluids must have drip pans or be removed immediately from the parking space. All spills must be cleaned promptly. Oil that is not removed from a parking area will be cleaned and charged to the owner by the Association.

Pets

1. Only fish and/or two domestic dogs, cats, and caged birds may be kept as household pets. Dogs and cats must be transported within an enclosure, or on a leash being held by a person capable of controlling the animal.
2. It shall be the responsibility of the Owner or Resident to immediately remove any droppings from pets. Pet owners are responsible for immediately cleaning up if there is an accident anywhere on the premises, inside or outside.
3. Any unit owner shall be absolutely liable to each and all remaining owners, their families, guests and invitees, for any damage to person or property caused by any pets brought or kept upon the property by an owner or by members of his family, guests, licensees or invitees.

Receiving Visitors

1. To set up the lobby telephone to ring your unit contact one of the Board members.
2. After 10:00 pm all visitors without keys must be met at the exterior door as it operates on a time lock. Until 10:00 pm visitors may either be met downstairs and escorted in or they can call from the waiting area by picking up the downstairs telephone and dialing a unit's two-digit number. This system utilizes the normal telephone system. If a resident is on the phone and does not have call waiting the visitor will receive a busy signal. When a resident answers the phone and elects to let the visitor in, releasing the door lock (buzzing them in) is accomplished by pushing the number 6 on the telephone. At that time the telephone will "go dead" and the door lock will be released. The guests can enter the elevator lobby and will be able to call the elevator to the ground floor. The guests can enter the elevator but must be brought up to the residents floor by the resident going out into the hallway and calling the elevator to that floor in order to bring them up. Guests may leave without assistance since a key or resident assistance is needed only for the trip up.

Security

1. The secured front entrance is designed for your safety. Please keep the security door closed at all times and **DO NOT ADMIT ANYONE** whom you do not personally know. If you need to prop a door open it is your responsibility to close it immediately after using.
2. The Board of Directors may authorize entry to a unit in EMERGENCIES where the unit or any part of the project is threatened whether or not the unit owner or Tenant is present at the time. The unit owner is responsible for the cost of the emergency entry and any necessary repairs.
3. All malfunctions, damages, suspicious movements, etc., should be immediately reported to a Board Member.
4. If you lose/break your elevator or door key contact one of the Board members for a replacement.

Storage Areas

1. Each unit is allotted one designated enclosed storage area in the basement. No other storage is allowed. Storage of items on top of the storage area is not permitted. Please keep your area locked at all times.
2. Flammable materials such as paint, paint thinner, gasoline, etc. must be sealed in appropriate containers.
3. The lobby, hallways and stairwells should be kept clear at all times. They should not be used for temporary storage of furniture, equipment refuse or personal items. Items left for pickup by ARC, Big Brothers etc. must be clearly labeled and left in the lobby.

Warnings and Fines

In accordance with Article IV of the Bylaws and the procedures set forth in these House Rules, the Board of Directors shall have the right to impose reasonable monetary penalties against any Unit Owner who violates any provisions of the Project Documents. Project Documents include the Woronzof Declarations, Bylaws and House Rules.

The Association strongly encourages voluntary compliance with the Project Documents for the benefit of everyone residing at Woronzof; however, should the need arise to address a violation the Board of Directors will serve the Unit Owner with a warning letter stating:

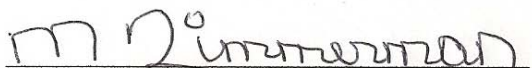
1. The nature of the violation;
2. The action necessary to rectify the violation;
3. A statement that further noncompliance will result in a fine and;
4. An invitation for the Unit Owner to contact the managing agent with supporting evidence should the Unit Owner feel that the violation is in error.

Should the violation(s) continue the Board of Directors will issue a violation letter stating:


1. The violation and continued lack of compliance;
2. The fine amount and notice that the fine will be added to the next monthly dues assessment and the fine will be subject to late charges if not paid within 30 days and;
3. That continued noncompliance will result in progressively severe fines.


Homeowners may address the Board of Directors at the next regularly scheduled meeting to appeal any fine, provided the homeowner files a written notice of appeal with the Board within 30 days after the fine is levied.

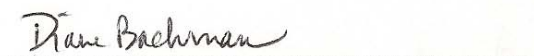
For more information visit the Frequently Asked Questions (FAQ's) section on the website at <http://www.woronzof.com/> or call one of the Board members who will be happy to help.


Mike Zimmerman – President 276-0091


Ron Cooper – Vice President 248-8874


James Call – Secretary 622-5408


Carol McCloud – Treasury 276-8053


Diane Bachman – Director 332-5853